

*** NOTE: TO RETURN TO THIS PAGE, CLICK ON THE COUNTY SEAL ***

[CLICK HERE FOR DISTRICT ATTORNEY's REPORT DATED AUGUST 17, 2009](#)

[CLICK HERE FOR DISTRICT ATTORNEY's REPORT DATED AUGUST 13, 2010](#)



STEVE COOLEY
LOS ANGELES COUNTY DISTRICT ATTORNEY

18000 CLARA SHORTRIDGE FOLTZ CRIMINAL JUSTICE CENTER
210 WEST TEMPLE STREET LOS ANGELES, CA 90012-3210 (213) 974-3501

August 17, 2009

To: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

From: *SLL* Steve Cooley
District Attorney

Subject: **DISTRICT ATTORNEY'S - FISCAL YEAR 2008-09 FOURTH QUARTER
REPORT OF THE EFFECTIVENESS OF THE REAL ESTATE FRAUD
PROGRAM PURSUANT TO THE BOARD MOTION OF SUPERVISOR
RIDLEY-THOMAS AND GOVERNMENT CODE SECTION 27388**

In January 1996, the Board adopted a resolution to implement a program for the enhanced investigation and prosecution of real estate fraud for the Los Angeles County District Attorney and selected local law enforcement agencies. The resolution authorized the collection of a two dollar (\$2) fee paid at the time of recording real estate instruments and directed the fees received by the county be placed in the Real Estate Prosecution Trust Fund to finance the investigation and prosecution of real estate fraud crimes in accordance with Government Code section 27388.

On March 24, 2009, the Board adopted a resolution authorizing a fee increase of \$1.00 for recording real estate instruments within the County. As a recipient of funds from the Real Estate Fraud Prosecution Trust Fund, this fiscal year 2008-09 fourth quarter report is submitted by the District Attorney's Office pursuant to Supervisor Ridley-Thomas' Board Motion directing the District Attorney to submit quarterly reports to the Board on the efforts of the District Attorney and other law enforcement agencies in deterring, investigating, and prosecuting real estate fraud crimes. This quarterly report is in addition to the annual report submitted to the Board pursuant to the requirements of Government Code sections 27388(d)(1) and 27388(d)(2).

Each Supervisor
August 17, 2009
Page 2

The District Attorney's Bureau of Investigation conducts criminal investigations into real estate fraud allegations based on complaints received from the public, the Department of Real Estate, the Los Angeles County Consumer Protection Division, other regulatory agencies and law enforcement agencies throughout the County. The Bureau also receives referrals from law enforcement agencies in other counties within the State when it appears that Los Angeles County has jurisdiction.

Real Estate Fraud attorneys vertically prosecute cases involving real estate fraud. The Program's primary function is to have an impact on real estate fraud involving the largest number of victims. Efforts are directed at fraud committed against individuals whose residences are in danger of, or are in foreclosure, and individuals who are in danger of losing their homes or equity due to fraudulent schemes.

In order to increase public awareness of the mortgage fraud crisis, this month I shot the first Public Service Announcement (PSA) under the County Channel's new "Open Studio" program. This PSA alerted the public to the dangers of Foreclosure Fraud and provided contact information for concerned citizens. The PSA will air throughout the month on local cable and broadcast outlets.

Attached is the Real Estate Fraud Report for the Los Angeles County District Attorney's Office for the quarter ending June 30, 2009. This report is in the standard form approved by the State of California Legislative Analyst's Office as mandated by Government Code section 27388(g). These statistics reflect the activity of the District Attorney's office only. Information from the outside law enforcement agencies who receive Real Estate Trust Fund monies is not included in this report, but is reported directly to the Chief Executive Officer by those agencies.

Real estate fraud cases are highly complex cases which take months to completely investigate. They involve multiple witnesses and detailed financial records from numerous financial institutions. Oftentimes, one complaint will produce a score or more of cases and volumes of documentary evidence. Because of the nature of the criminal conduct involved in these cases, quarterly tracking of the data is of limited benefit in monitoring long term trends. Data collected quarterly is valid only when analyzed cumulatively with data spanning prior years. Consequently, I am recommending that quarterly reports be suspended in lieu of the annual report prepared by my office. Unless instructed otherwise, I will continue to report to your Board annually on the efforts of this highly effective program.

SC:db

Attachment

c: Chief Executive Officer
Public Safety DCEO
Auditor-Controller
Registrar-Recorder

**APRIL-JUNE 2009 REAL ESTATE FRAUD REPORT
LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE
(Government Code § 27388)**

I. Case Statistics

- A. Number of ongoing referrals: 379
 - 1. Entering QUARTER ENDING 6/30/09: 331
 - 2. Initiated during QUARTER ENDING 6/30/09: 48
- B. Number of cases presented not yet filed: 52
 - 1. Entering QUARTER ENDING 6/30/09: 31
 - 2. Initiated during QUARTER ENDING 6/30/09: 21
- C. Number of filed cases: 59
 - 1. Entering QUARTER ENDING 6/30/09: 54
 - 2. Initiated during QUARTER ENDING 6/30/09: 5
- D. Number of victims in filed cases: 154
 - 1. Entering QUARTER ENDING 6/30/09: 141
 - 2. Initiated during QUARTER ENDING 6/30/09: 13
- E. Number of convictions obtained in quarter: 11
- F. Total aggregated monetary loss suffered by victims in cases in which there has been an investigation, filing, or conviction during this quarter:
\$12,492,495

II. Accounting

- A. Ending balance in Real Estate Fraud Prosecution Trust Fund March 31, 2009:
\$586,102.38
- B. QUARTER ENDING 6/30/09 revenues were: \$952,065.90
- C. QUARTER ENDING 6/30/09 expenditures were: \$873,397.33
- D. Non Real Estate Fraud Prosecution Trust Fund monies used to fund activities in QUARTER ENDING 6/30/09: \$669,948.80
- E. Ending balance in Real Estate Fraud Prosecution Trust Fund: \$1,334,719.75
- F. Uses to which funds were put:
 - 1. Salaries and employee benefits - \$622,295.49;
 - 2. Indirect costs - \$219,018.89;
 - 3. Equipment - \$28,258.61;
 - 4. Mileage, travel, and training - \$82.40; and

5. Other operating expenses - \$3,741.93

G. Was Real Estate Fraud Prosecution Trust Fund money distributed to a law enforcement agency other than the district attorney's office in QUARTER ENDING 6/30/09? – Yes. Inglewood Police Department, Los Angeles City Police Department, and Los Angeles County Sheriff's Department.




LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE

STEVE COOLEY • District Attorney

JOHN K. SPILLANE
Chief Deputy District Attorney

August 13, 2010

To: Supervisor Gloria Molina, Chair
Supervisor Mark Ridley-Thomas
Supervisor Don Knabe
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

From: John K. Spillane 
Chief Deputy District Attorney

Subject: **DISTRICT ATTORNEY'S - FISCAL YEAR 2009-10 ANNUAL REPORT
OF THE EFFECTIVENESS OF THE REAL ESTATE FRAUD PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 27388**

In January 1996, the Board adopted a resolution to implement a program for the enhanced investigation and prosecution of real estate fraud for the Los Angeles County District Attorney and selected local law enforcement agencies. The resolution authorized the collection of a two dollar (\$2) fee paid at the time of recording real estate instruments and directed the fees received by the county to be placed in the Real Estate Prosecution Trust Fund to finance the investigation and prosecution of real estate fraud crimes in accordance with Government Code section 27388.

On March 24, 2009, the Board adopted a resolution authorizing a fee increase of \$1.00 for recording real estate instruments within the County. As a recipient of funds from the Real Estate Fraud Prosecution Trust Fund, our office is submitting the fiscal year 2009-10 annual report to the Board pursuant to the requirements of Government Code sections 27388(d)(1) and 27388(d)(2). This report is in the standard form approved by the State of California Legislative Analyst's Office as mandated by Government Code section 27388(g). These statistics reflect the activity of the District Attorney's office only. Information from outside law enforcement agencies who receive Real Estate Trust Fund monies is reported directly to the Chief Executive Officer by those agencies.

If you have any questions please contact Mrs. Susy Orellana-Curtiss at 213-202-7654.

JKS:soc

Enclosure

c: Chief Executive Officer
Public Safety DCEO
Auditor-Controller
Registrar-Recorder

18-109 Clara Shortridge Foltz Criminal Justice Center
210 West Temple Street
Los Angeles, CA 90012
(213) 974-3505

**REAL ESTATE FRAUD TRUST FUND
LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE
Fiscal Year 2009-2010**

I. CASE STATISTICS

A. Number of Ongoing Referrals (Real estate fraud matter referred to office that is either likely to be referred to another agency or unlikely to be pursued by office.)	304
1. Entering FY 2009-2010	50
2. Initiated During FY 2009-2010	254
B. Number of Ongoing Investigations (Any matter in which the DA's Office has either conducted an investigation or plans to investigate. Does not include cases in which a file is opened but an investigation is not conducted.)	21
1. Entering FY 2009-2010	4
2. Initiated During FY 2009-2010	17
C. Number of Filed Cases (Cases filed in court that had at least one day of activity in the fiscal year.)	54 (80 defendants)
1. Entering FY 2009-2010	35 (44 defendants)
2. Initiated During FY 2009-2010	19 (36 defendants)
D. Number of Victims in Filed Cases	213
1. Entering FY 2009-2010	143
2. Initiated During FY 2009-2010	70
E. Number of Convictions Obtained in FY	22
F. Total Aggregated Monetary Loss Suffered by Victims in Cases in Which There Has Been an Investigation, Filing or Conviction	\$33,000,000
1. Entering FY 2009-2010	\$11,400,000
2. Initiated During FY 2009-2010	\$21,600,000

**REAL ESTATE FRAUD TRUST FUND
LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE
Fiscal Year 2009-2010**

II. ACCOUNTING	
A. Ending balance in Real Estate Fraud Prosecution Trust Fund	\$1,298,091.02
B. FY 2009-2010 Revenues	\$2,305,885.86
C. FY 2009-2010 Expenditures	\$3,786,093.83
D. Non-Real Estate Fraud Prosecution Trust Fund Monies Used to Fund Activities in FY 2009-2010	\$1,480,207.97
E. Ending balance in Real Estate Fraud Prosecution Trust Fund 2009-2010	\$1,298,091.02
F. Fund Uses	Salaries and Operating Expenses for Staff Assigned to Investigate and Prosecute Real Estate Fraud
G. Real Estate Fraud Prosecution Trust Fund Money Distributed to Law Enforcement Agencies Other Than the District Attorney's Office in FY 2009-2010	Inglewood Police Department Los Angeles County Sheriff's Department Los Angeles Police Department Long Beach Police Department Glendale Police Department
III. CONTACT PERSONS	
A. Case Statistics	Max Huntsman (213) 580-3352 mhuntsman@da.lacounty.gov
B. Accounting	Norbert Ruiz (213) 202-7655 nruiz@da.lacounty.gov